



WILLIAM T FUJIOKA
Chief Executive Officer

County of Los Angeles CHIEF EXECUTIVE OFFICE

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February 9, 2010

The Honorable Board of Supervisors
County of Los Angeles
383 Kenneth Hahn Hall of Administration
500 West Temple Street
Los Angeles, CA 90012

Dear Supervisors:

**DEPARTMENT OF PUBLIC WORKS:
VENICE BEACH PARKING LOT IMPROVEMENT PROJECT
ESTABLISH CAPITAL PROJECT AND APPROVE PROJECT BUDGET
SPECS. 7048; CAPITAL PROJECT 87038
(THIRD DISTRICT) (3 VOTES)**

SUBJECT

Approval of the recommended actions will allow the Department of Public Works (Public Works) to improve the existing Venice Beach parking lots at Rose Avenue and Washington Boulevard.

IT IS RECOMMENDED THAT YOUR BOARD:

1. Find that the proposed Venice Beach Parking Lot Improvement Project is categorically exempt from the California Environmental Quality Act pursuant to Article 19, Sections 15301 and 15302; and the revised County of Los Angeles Environmental Document Reporting Procedures and Guidelines, Class 2 and 2 (b), adopted by your Board on November 17, 1987.
2. Establish Capital Project No. 87038, approve the scope of work and total project budget of \$1,252,000 for the Venice Beach Parking Lot Improvement Project, which is funded with prior year net County cost, and authorize the Director of Public Works to deliver the project using the Department of Public Works' Job Order Contracting program.

Board of Supervisors
GLORIA MOLINA
First District

MARK RIDLEY-THOMAS
Second District

ZEV YAROSLAVSKY
Third District

DON KNABE
Fourth District

MICHAEL D. ANTONOVICH
Fifth District

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PURPOSE/JUSTIFICATION OF RECOMMENDED ACTION

The purpose of the recommended actions is to find that the project is exempt from the California Environmental Quality Act (CEQA), and allow Public Works to proceed with improvements to the existing Venice Beach parking lots at Rose Avenue and Washington Boulevard.

The proposed project will repair two deteriorated parking lots that have not been resurfaced in 15 years. The project will consist of demolition and full reconstruction of the asphalt-paved parking lots, including any necessary grading and drainage improvements. There are approximately 300 parking spaces in each lot and re-striping will also be included in this project. Construction will begin in September 2010 and will be substantially completed by March 2011 (see the Project Schedule included in Attachment A). The reconstruction of the two parking lots will occur concurrently and completed in approximately six months as sections of the lots will remain accessible to the public and will be done during the off-season months to avoid interruption of services during the summer months.

Sustainable Design Program

In support of the County's Sustainable Design Policy, the design will incorporate sustainable features to control and treat storm water runoff to include consideration of vegetated swales and strips, infiltration trenches, and catch basin inserts.

Based on preliminary research of permeable concrete as resurfacing material for parking lots, we do not recommend the use of this type of material at Venice Beach. Permeable concrete supports green, sustainable growth. When used to pave a parking lot, however, its ability to capture storm water is compromised because the pores can become clogged with sand. Due to the location, topography and ground condition of these parking lots, permeable concrete is not a suitable material to resurface the Venice Beach lots.

Further, based on the findings from the topographic studies and soil tests of the area, Public Works will design and construct these parking lots using a resurfacing material and drainage system that will manage storm water runoff while meeting County and State regulations.

Implementation of Strategic Plan Goals

The Countywide Strategic Plan directs the provision of Operational Effectiveness (Goal 1) and Community and Municipal Services (Goal 3) by investing in public infrastructure

that will enhance recreational opportunities for County residents and extend the useful life of the Venice Beach parking facilities.

FISCAL IMPACT/FINANCING

The total project cost, including plans and specifications, construction, change orders, consultant services, plan check, miscellaneous expenditures, and County services is estimated at \$1,252,000. Sufficient appropriation is available in the Fiscal Year 2009-10 Capital Project Budget (Capital Project 87038) to fund the project. The project is funded with available prior year net County cost. The project schedule and budget summary are included in Attachment A.

Operating Budget Impact

The Department of Beaches and Harbors operates the parking lots and does not anticipate any one-time start-up costs or an increase in ongoing maintenance and operational costs as a result of the project. Parking lot revenues will not be affected during construction as the project will allow sections of the lots to remain accessible to the public as construction proceeds. Further, the project will occur during off-season months.

FACTS AND PROVISIONS/LEGAL REQUIREMENTS

Pursuant to your Board's Civic Art Policy adopted on December 7, 2004, and subsequently amended November 18, 2008 and December 15, 2009, the project is exempt from the Civic Art Policy funding allocation requirement because the work involves asphalt paving and drainage improvements within existing parking lots.

Upon your Board's approval of the project, Public Works will obtain a California Coastal Development Permit.

ENVIRONMENTAL DOCUMENTATION

The proposed project is categorically exempt under California Environmental Quality Act (CEQA) in accordance with the State CEQA Guidelines, Article 19, Sections 15301 and 15302; and the revised County of Los Angeles Environmental Document Reporting Procedures and Guidelines, Class 2 and 2 (b), adopted by your Board on November 17, 1987, because the project provides for demolition and reconstruction of existing asphalt-paved parking lots with new facilities of substantially the same size, purpose, and capacity and with no or negligible expansion of the existing use.

Upon your Board's approval of the project, Public Works will file a Notice of Exemption with the Registrar Recorder/County Clerk, in accordance with Section 15062 of the State CEQA guidelines.

CONTRACTING PROCESS

The project will be managed by Public Works. The project design will be completed using an existing Board-approved as-needed architectural/engineering services contract. Construction of the improvements will require a Coastal Development Permit and will be completed using a Board-approved Job Order Contract.

IMPACT ON CURRENT SERVICES (OR PROJECTS)

Approval of the recommended actions will have no impact on current County services or projects. The Venice Beach facilities will remain operational and accessible to the public during construction of the parking lot improvements. However, access to the parking lots at Rose Avenue and Washington Boulevard will be limited during reconstruction of the parking lots. Construction activities will be scheduled during off-season months and will proceed in phases to minimize impacts to public beach access and facility operations.

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CONCLUSION

Please return one adopted copy of this letter to the Chief Executive Office, Capital Projects Division; Beaches and Harbors; and Public Works, Project Management Division I.

Respectfully submitted,

A handwritten signature in black ink, appearing to read 'W. T. Fujioka', written over the printed name.

WILLIAM T FUJIOKA
Chief Executive Officer

WTF:GF:SK
DJT:JT:zu

Attachment

c: Executive Office, Board of Supervisors
Civic Arts Commission
County Counsel
Department of Beaches and Harbors
Department of Public Works
Registrar Recorder/County Clerk

February 9, 2010

ATTACHMENT A

**DEPARTMENT OF PUBLIC WORKS:
VENICE BEACH PARKING LOT IMPROVEMENT PROJECT
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I. PROJECT SCHEDULE

Project Activity	Scheduled Completion Date
Construction Documents	04/15/10
Jurisdictional Approvals	08/12/10
Construction Award (Job Order Contract)	08/26/10
Construction Start	09/13/10
Substantial Completion	03/31/11
Project Acceptance	05/31/11

II. PROJECT BUDGET SUMMARY

Project Activity	Proposed Budget
Land Acquisition	\$ 0
Construction	
Low Bid Construction Contract	\$ 0
Job Order Contract	775,000
Change Orders	83,000
Departmental Crafts	0
Youth Employment	0
Construction Consultants	0
Misc. Expense (Gordian Group Fees)	16,800
Telecomm Equip – Affixed to Building	0
Civic Arts	0
Subtotal	\$ 874,800
Programming/Development	\$ 0
Plans and Specifications	\$ 68,475
Consultant Services	
Site Planning	\$ 0
Hazardous Materials	0
Geotech/Soils Report and Soils Testing	10,000
Material Testing	25,000
Cost Estimating	0
Topographic Surveys	15,000
Construction Management	0
Construction Administration	0
Environmental	0
Move Management	0
Equipment Planning	0
Legal	0
Construction/Change Order	0
Subtotal	\$ 50,000
Miscellaneous Expenditures	\$ 2,250
Jurisdictional Review/Plan Check/Permit	\$ 7,750
County Services	
Code and Contract Compliance Inspection	\$ 72,336
Design Review	7,165
Design Services	0
Contract Administration	11,986
Project Management	140,281
Project Management Support Services	0
ISD Job Order Contract Management	0
DPW Job Order Contract Management	0
ISD ITS Communications	0
Project Security	0
Project Technical Support	12,207
Office of Affirmative Action	4,750
County Counsel	0
Other: Contract Recovery	0
Subtotal	\$ 248,725
TOTAL	\$1,252,000